

# **Quincy Conservation Commission Meeting**

## **AGENDA**

**December 5, 2012**

The regular meeting of the Quincy Conservation Commission will be held on Wednesday, December 5, 2012 at 7:30 PM in Conference Room of Quincy Park Department, One Merrymount Parkway, Quincy, MA. 02169 The public is invited to attend.

1. Call to Order-Acting Chairman.
2. Motion for addition, correction, and/or acceptance of Minutes of October 3, 2012
3. Public Meetings and Hearings:

### **721 Sea Street**

**Notice of Intent** filed by: **Angela Chen, Sunshine Realty:** Applicant wishes to raze existing residential structure and construct new residential structure with associated paving for driveway.

BORDERING VEGETATED WETLAND, BORDERING LAND SUBJECT TO FLOODING. - **Granted**

### **Edgewater Drive**

**Amended Order of Conditions** filed by: **City of Quincy, Edgewater Drive Seawall Repair Project.**

RIVERFRONT AREA, COASTAL BEACHES, COASTAL BANKS, LAND SUBJECT TO COASTAL STORM FLOWAGE. - **Granted**

### **Boardwalk Residences @ Marina Bay---Off Victory Road**

**Notice of Intent** filed by: **Gregg Kenney.** The applicant wishes to construct a 6-story 396,332 gross square footage, mixed-use structure with 236 residential units and 14,890 gross square footage of retail space

COASTAL BANKS, LAND SUBJECT TO COASTAL STORM FLOWAGE. - **Continued to January 16, 2013**

### **Penn Street**

**Notice of Intent** filed by: **Michael Boujoulian.** Applicant wishes to construct a five-story, 180 unit residential development, with 180 parking spaces.

BORDERING LAND SUBJECT TO FLOODING, RIVERFRONT AREA - **Granted**

### **551 South Street**

**Request for Determination of Applicability** filed by: **Quincy Shipyard LLC.** Project includes the installation of a precast concrete pad atop of the existing asphalt for two inverters for a proposed 164.5 KW solar systems to be placed on the roof of the existing building. Zone AE, Elevation 12'.

COASTAL BANK, COASTAL STORM FLOWAGE - **Negative Determination**

### **147 Sea Avenue**

**Notice of Intent** filed by: **Jae Kim P.E. Massachusetts Water Resource Authority.** Proposes the rerouting of electrical conduits in two previously developed locations.

BUFFER ZONE - **Granted**

### **150 Bower Road**

**Request for Determination of Applicability** filed by: **Ultra Electronics Ocean Systems Inc.** Relocating of existing above ground propane storage tanks (for code compliance).

Removal of about 3,650 sq. ft. pavement between buildings. Construction of new building connecting the two existing buildings. Relocation/new gas piping, paved access drive along the side of the existing building and rear of building and associated clearing/grading/surface restoration.

100 FOOT BUFFER ZONE – **Negative Determination**

### **49 Copley Street**

**Request for Determination of Applicability** filed by: **Linda MacPhail**. Proposes to build a 12' x 13' porch to rear side of dwelling to be tied into existing house/new landing and steps.

LAND SUBJECT TO COASTAL STORM FLOWAGE. – **Negative Determination**

**DEP FILE # 059-1293 Request for Certificate of Compliance** filed by: **Marek Kapcia** 12 Hilltop Street, Quincy, MA 02169 for project located at: **11 Putnam Street, Quincy, MA 02169 - Granted**

**Plans and Specifications are on file at the Inspectional Service Department located at 55 Sea Street, Quincy, MA 02169 and may be reviewed during regular business hours.**

**Any items discussed but not listed on the agenda are items not reasonably anticipated as a topic by the chair 48 hours in advance of the meeting.**

## **Quincy Conservation Meeting Minutes December 5, 2012**

Call to Order Acting Chairman Bill Keener. Also present were: Jeff Graeber, Jim Iorio, Tom Carroll, Maureen Glynn, John Brennon and Stephen Striffler.

Acceptance of Minutes for October 3, 2012 meeting.

**Penn Street** N.O.I. filed by: Michael Boujoulian. Applicant wishes to construct a five-story 180 unit residential development with 180 parking spaces. BLSF/riverfront area.

Rep by: Att. Bob Fleming & Penn Street: Applicant: Michael Boujoulian. Ed Fleming gave a presentation outlining the project. Site to left of Lowes. Previously developed site since Lowes construction /Town Brook runs behind parcel. Riverfront area 200 setback does not apply.(prev. dev.) Approved by ZBA/ will be going to City Council since it is created as PUD. Ed Hutchinson gave presentation: six story residential building/first level parking---structured parking garage on ground level/rain garden. 100 flood plain---100 ft buffer zone. 97% has pavement/gravel/mulch---prev. dev. A previously approved, superseding O.O.C. still current because of the permit ext. act. Keith Curran presented landscaping plans showing present and proposed---outlining where everything is going--- to include proposed rain garden, parking area and drop off area. 35.4 true elevation. Supported by columns. Flow thru underneath. Open to flood waters to flow in and out. Re-locating waterfall to run along building. EBI minor comments--- “give city access to town brook”. Temp. impact while construction going on but will be re-graded. Storm water meets all requirements. Con Com members had question regarding how much more green space/visitors parking location/ location to Town Brook. Rain garden/ and fenced area heading for Crown Colony will be all green. The visitor parking is underground except 3 spots. Not any closer to river. Con Com when this goes before City Council will foot print change?---no Fleming this already approved by ZBA

Any public comments? None

Motion: Jim Iorio seconded by Tom Carroll.

GRANTED

**150 Bower Road** RDA filed by: Ultra electronics Ocean Systems Inc. Rep by: Michael Perrault, P.E. Mike Perrault gave presentation: Relocating of existing above ground storage tanks---for code compliance. Removal of 3,650 sq. ft. pavement bet. buildings. Construction of new building connecting the two existing buildings. Relocating/new gas piping, paved access drive along the side of the existing building and to the rear of buildings & associated

clearing/grading/surface restoration within 100' buffer zone. Propane tank 45 feet from building---code compliance. Con Com members concerned about using paving. They recommend that he use gravel or pavers. Con Com we do not want to see a net gain. We are removing paving and putting a building there---gain 15 ft. behind lot. Going to planning board for special permit site plan. Will give a revised plan for file.  
Opened to the floor.

Bratt Crowel ward 2 City Councillor suggested a neighborhood meeting.

Motion?

Jeff Grabber and seconded by Tom Carroll. .

**GRANTED**

**721 Sea Street** N.O.I. filed by Angela Chen, Sunshine Reality. Applicant wishes to raze existing residential structure and construct new residential structure with associated paving and driveway. 3 story 2 units building.

BVW, Bordering land subject to flooding.

Rep. by: Steve DeRoche Eng. Neponset Valley Survey. Existing house full foundation no flow thru. New house garage at street level. All existing paving in front of building well away from wetlands 17.6 elevation 3.5 ft in flood zone. Closer to wetlands but not in wetlands. Flow thru foundation. Garage at street level with associated flood vents. Con Com suggested handing in a Landscape package for the file.

Comments? Mgt Leforester spoke in favor of project.

Motion?

Jim Iorio and Seconded by Tom Carroll.

**GRANTED**

**551 South Street---549 RDA** filed by: Quincy Shipyard LLC. Project includes installation of a precast concrete pad atop of the existing asphalt for tow inverters for a proposed 164.5KW solar system to be placed on the roof of the existing building. Zone AE/Elv.12. Coastal Bank. LSCSF Rep by: Tyler MacAllister Site Ind/ Com area. Bld. Used by New England Aquarium rehab marine animals/prep for new animals---proposed solar array will serve this facility. (4) 6" bollards will be installed to protect equipment. The inverters will be at Elv. 13' Inverters have no petroleum or hazardous materials. Act does not apply. comments?

Motion?

Jim Iorio & seconded Marueen Glynn act does not apply

(Tom Carroll rescuing himself from this project.)

**49 Copley Street** RDA filed by: Linda MacPhail. Proposes to build a 12'x13' porch to rear side of dwelling to be tied into existing house/new landing and steps. LSCSF Rep: by Linda MacPhail.sona tubes to be used. Rep. by Linda: Con Com no issues with this.

Comments? None

Motion? Jim Iorio seconded Tom Carroll

Granted

**Edgewater Drive Seawall Repair Project** Amended O.O.C. Filed by: Shawn Hardy/engineer City of Quincy. River front area/Coastal beaches/coastal banks/LSCSF.

Rep. By: Rep by: Tighe & Bond --- Briony Angus

Orig. O.O.C. was issued March 21, 2012, subsequently appealed by the MA DEP. As a result of consultation with Mass DEP and the MA office of Coastal Zone Management, the proposed repair design has been modified significantly.

Based on consultation with MASS DEP the jurisdictional status and extent of several of the wetland resource areas have been updated. The org design stabilizing seawall from seaward side. DEP did not like revetment of new wall, looking for minimum work behind wall. First solution to move wall. General sense revised -- a lot more shoring up wall.

Stabilizing wall from both sides. Less foot print extending into coastal area. We have a revised design that DEP have signed off on. If commission agree to amend this order DEP have agreed to withdraw appeal. Ms. Angus gave a plan presentation---sheets 13, 14 and 15 shows exactly what the construction will look like. Works including concrete fill behind wall in many places. Wall now a little steeper. Original design was better but this new design will get the job done. The proposed changes to Edgewater beach---same design as orig. David Hemenway/neighbor made a comment-- -- gave city right of way to put a 4ft. pipe thru property. It never worked, was misled. Mud flats --- it was supposed to go out to mud flats but never did. Costing the City thousands of dollars every month cleaning pipe because it is not in the right place. This cannot work at high tide mark. A new pipe to be installed. Mean high water at elevation 4. A lot of thought has been put into this to try and allow for easier maintenance. Resource area significantly decreased by dep.

**Dep had suggested additional conditions---attachment 4 -- VERY IMPORTANT. To be included in our O.O.C.**

Comments? Mgt leforcest--- spoke in favor.

Motion?

Jeff Grabber --incorporating the suggested additional conditions, attachment 4---seconded by Tom Carroll ---John Brennon voting present.

Granted

**147 Sea Avenue** RDA filed by: Jae Kim P.E. Mass Water Resource Authority. Rerouting of electrical conduits in two previously developed locations---at Nut Island Headworks. Buffer Zone. Replace slab & wall embedded electrical wiring at bottom level with new surface mounted wiring/replace all wiring and conduit connecting the electrical room and bottom level with new surface-mounted wiring. Replace all surface mounted electrical wiring components affected by water infiltration at the bottom level with new surface mounted electric wiring, Waterproof concrete coating at bottom level to prevent ground water infiltration. The proposed work borders an area of Priority Habitat of Rare Species. The National heritage & Endangered Species Program of Mass Division of Fisheries and Wildlife has been contacted. Since work is proposed outside of the area it is exempt from a formal Mass. Endangered Species Act review. Rep by: Dave Pottle. MWRA ---rewiring bottom level. Con Com no issues with this--- it is necessary. Comments? Clr. LeForest asked if any interruptions to public. None not tearing up path.

Motion?

Jeff Graber & seconded Maureen Glynn

**Boardwalk Residences @ Marina Bay---Off Victory Road** N.O.I. filed by: Gregg Kenney. Rep by: Richard Jabbl./Fort Point Associates, Inc. Applicant wishes to construct 1 6-story 396,332 gross sq. footage, mixed-use structure with 236 residential units and 14, 890 gross sq. footage of retail space.

Coastal Banks/LSCSF Rep by: 333 Victory Road Applicant Gregg Kenny

Rep: by Richard Jabbia/Fort Point Associates, Inc

Lisa Serafin gave a brief overview of entire project. North west side, site of existing nightclub and warehouse buildings. proposed mixed used building 5 levels above parking. Parking is self contained within building. Ground level retail space/ landscape courtyard. . South side 4 story/self contained parking/retail on Victory Road. Adding 700 feet of boardwalk---doubling size. Changing building footprint setback 20 to 25 feet away from water edge. / seating area/walking area/fully public. Not extending overwater except in one small area. Rich Latina===storm water management. ---plan presentation. Drains dir to Dorchester Bay now. Stormwater management area includes: Roof top run off/deep sump catch basins before it goes back out to bay. No new discharge points. Infiltration providing thru on site/basins will be maintained in future. Stormwater Management Plan presentation. Jamie Fay gave plan on resource areas: Coastal Bank/LSCSF/Buffer Zone. Parking ½ grade below, ½ grade above grade level. Harbor walk area not above water, set on planks except in small area. Water runoff recharged to ground water reducing runoff. Sediment controls in place. Expect to be going to planning board in Jan. Keener said if there are any changes in planning you will have to go back to con com again We are going thru a sub div process. Landscape courtyards---30 to 60 ft width on average---boardwalk. Jay Duca dir insp service---were you able to clarify exact changes since org. Summary: smaller building 4,000 sq. feet smaller, less units from 236 to 217 now. 20 to 25 ft away from water/more open spaces/ wider board walk. Stormwater system re-designed to account for changes in elevation---entire building raised by a foot. Well above 100 yr flood plain. Commission: boat storage and parking where moved to where? Less boat storage but will remain where it is. Duca: there is ongoing third party review. City has 5 or 6 dif firms that they hire. We are getting more feedback.. Any comments Commission: board walk area all on top of land? Yes-except a small area--boardwalk will be supported on its own so water will drain thru. Dennise Renihan/Captains Fish Bones make comment on board walk elevation/underground utilities/ Construction fence. Elevation of boardwalk is about 12.25 feet---not see water on top of this Silt fence which is low/barrier to prevent stormwater run off--goal to have it really close to edge of harbor .Construction fence is protection for public. Steve Pregious: happy to see what is going on. Chapter 91 is it needed. Project outside of chapter 91 line. What min width of walkway? about 12ft. where it connects ---generally 20 to 25 ft wide.

Next planning meeting?

Not set up yet. Suggestion first meeting in January 16, 2013 meeting

Motion to Continue to January 16, 2013 Jeff/ Graber and seconded by Steve Striffler---Maurenn Glynn voting present. Granted

**Cert. of Compliance** filed by: Mark Kapcia 12 Hilltop Street Quincy for project located at **11 Putnam Street** Quincy MA 02169. Ext. to driveway. John Brennon did a site visit and work completed as outlined by O.O.C

Motion?

Jeff Graber seconded Maureen Glynn